076.0 Map | 0004 Block | 0006.A Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,411,900	/	1,411,900
USE VALUE:	1,411,900	/	1,411,900
ASSESSED:	1,411,900	/	1,411,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JEPSON SCOTT
Owner 2:	IDRIS NEBILA
Owner 3:	
Street 1:	98 STOWCROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	98 STOWECROFT LLC -
Owner 2:	-
Street 1:	220 MAYNARD RD
Twn/City:	SUDBURY
St/Prov:	MA Cntry:
Postal:	01776

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Vinyl Exterior and 4284 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6321.000	985,200		426,700	1,411,900
Total Card	0.145	985,200		426,700	1,411,900
Total Parcel	0.145	985,200		426,700	1,411,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.58 /Parcel: 329.58

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48184

GIS Ref

GIS Ref

Insp Date 07/10/18

!6342!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 076.0-0004-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	985,200	0	6,321.	426,700	1,411,900		Year end	12/23/2021
2021	101	FV	954,000	0	6,321.	426,700	1,380,700		Year End Roll	12/10/2020
2020	101	FV	952,500	0	6,321.	426,700	1,379,200	1,379,200	Year End Roll	12/18/2019
2019	101	FV	736,900	0	6,321.	396,300	1,133,200	1,133,200	Year End Roll	1/3/2019
2018	101	FV	157,800	0	6,321.	396,300	554,100	554,100	Year End Roll	12/20/2017
2017	101	FV	157,800	0	6,321.	347,500	505,300	505,300	Year End Roll	1/3/2017
2016	101	FV	157,800	0	6,321.	317,000	474,800	474,800	Year End	1/4/2016
2015	101	FV	157,100	0	6,321.	280,400	437,500	437,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:44:46

LAST REV

Date	Time
07/29/20	14:18:03
danam	

USER DEFINED

Prior Id # 1:	48184
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6342

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
98 STOWECROFT L	71489-545	1	8/17/2018		1,450,000	No	No		
LEE JOSEPHINE E	70034-20		10/4/2017	Estate/Div	595,000	No	No		
	14929-102		3/1/1983		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/1/2020	547	Redo Bas	32,000	C				
4/26/2018	495	Heat App	10,000	C				
1/11/2018	33	Addition	304,500	O				
11/28/2017	1579	Foundati	15,000	C				
10/5/2017	1317	Inter-De	5,500					
3/24/2003	186	New Wind	7,869	C				
11/9/1998	775	Manual	3,500	C				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2018	Meas/Inspect	DGM	D Mann
7/10/2018	Permit Visit	DGM	D Mann
12/12/2008	Meas/Inspect	336	PATRIOT
10/14/1999	Meas/Inspect	266	PATRIOT
7/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6321		Sq. Ft.	Site		0	70.	0.96	12									426,740						426,700	

Total AC/HA:	0.14511	Total SF/SM:	6321	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 426,740	Spl Credit	Total: 426,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1959	Eff Yr Blt:	2018
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.94411767
Const Adj.:	1.34986496
Adj $ / SQ:	165.676
Other Features:	137501
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	987219
Depreciation:	1974
Depreciated Total:	985245

COMMENTS

OF=SHOWER,TOILET,2 SINKS IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	2	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

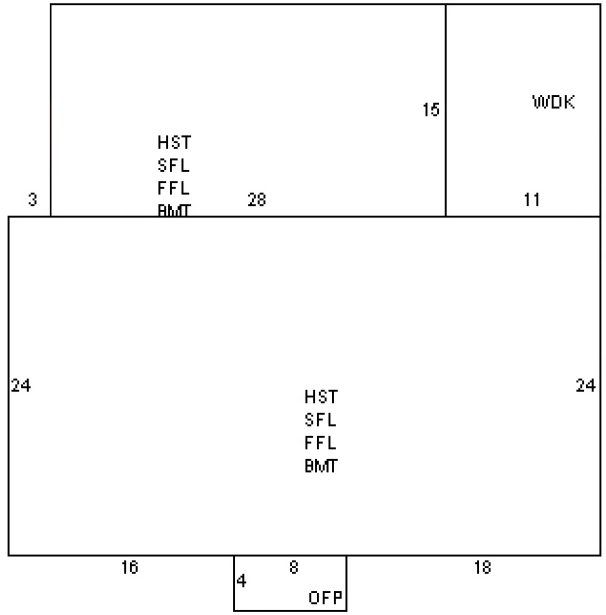
No Unit	RMS	BRS	FL
1	10	5	1
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	200.47
Special Features:	0	Val/Su Net:	189.64
Final Total:	985200	Val/Su SzAd	275.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,428	57.660	82,332
FFL	First Floor	1,428	165.680	236,585
SFL	Second Floor	1,428	165.680	236,585
HST	Half Story	714	165.680	118,293
WDK	Deck	165	16.280	2,686
OFP	Open Porch	32	59.390	1,901

Net Sketched Area:	5,195			Total:	678,382
Size Ad	3570	Gross Area	5909	FinArea	4284

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

076.0-0004-0006.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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